



Eastholm

Hampstead Garden Suburb, NW11

£4,500 per month
(£1,038.46 per week)

A delightful 5 bedroom semi detached character style house over 3 floors situated in this excellent location in Hampstead Garden Suburb in a quiet cul de sac within the Brookland School catchment area. The property boasts a mature front and rear garden, wood floors throughout and plenty of storage as well as numerous period features. Accommodation comprises ground: double reception room with doors leading to the terrace and garden, working gas fire place, country style fully fitted eat in kitchen, guest cloakroom 1st floor: master bedroom with fitted wardrobes and en-suite shower room, double bedroom with fitted wardrobes, small double bedroom, family bathroom 2nd floor: double bedroom with en-suite shower room.

CHESTERTONS



Eastholm

Hampstead Garden Suburb, NW11

- A Delightful Semi Detached Character House
- 5 Bedrooms, 3 Bathrooms, Reception, Kitchen
- Front/Rear Gardens, Wood Floors, Storage
- Excellent Location in Hampstead Garden Suburb Within the Brookland School Catchment Area



Minimum Term: 12 months
Deposit Required: £5,192.31
Local Authority: Barnet London Borough
Council Tax Band: G
EPC Rating: D
Part Furnished, Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (94-100)		
B (81-93)		84
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Hampstead Lettings

55-56 Hampstead High Street
 Hampstead
 London
 NW3 1QH
hampsteadlettingsusers@chestertons.co.uk
 02077941125
chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
chestertons.co.uk/property-to-rent/applicable-fees

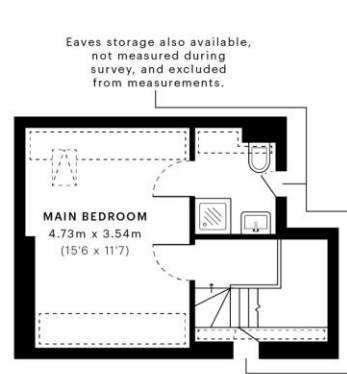
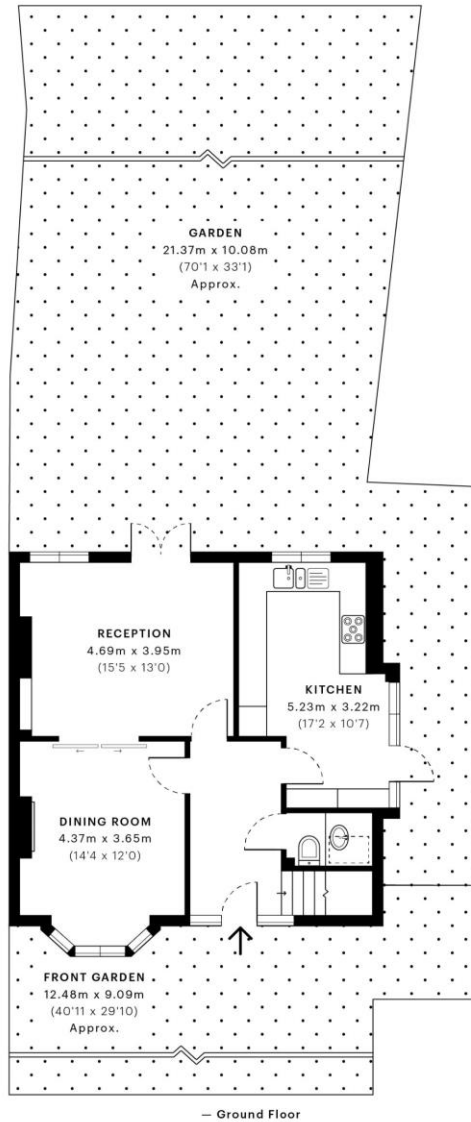


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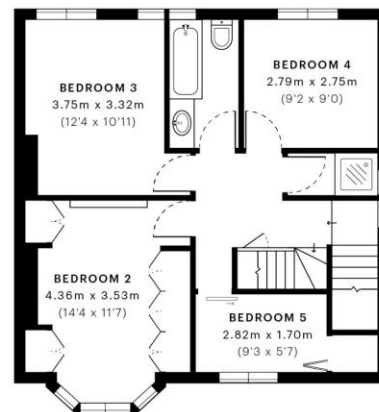
CAPTURE DATE 02/03/2022 LASER SCAN POINTS 9,000,873

GROSS INTERNAL AREA

145.52 sqm / 1566.36 sqft



— Second Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
145.52 sqm / 1566.36 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
131.22 sqm / 1412.44 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
7.13 sqm / 76.75 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 139.99 sqm / 1506.84 sqft
IPMS 3C RESIDENTIAL 134.20 sqm / 1444.52 sqft

SPEC ID 621e1379f888510dd3aced99

